

Agenda



AGENDA PLANNING COMMISSION

The City of Yukon strives to accommodate the needs of all citizens, including those who may be disabled. If you would like to attend this meeting but find it difficult to do so because of a disability or architectural barrier, please contact City Hall at 354-6676. We will make a sincere attempt to resolve the problem. If you require a sign-language interpreter at the meeting, please notify City Hall, 532 W Main, by 5 p.m., Friday, August 9, 2013.

Date: Monday, August 12, 2013
Time: 7:00 P.M.
Place: Centennial Building, 12 S. 5th Street
Invocation:
Flag Salute:
Roll Call: Larry Taylor, Chairman
Bob Doggett, Vice- Chairman,
Robert Davis, Commissioner
Earline Smaistrle, Commissioner
Terry Beaver, Commissioner

1. ITEM: APPROVAL OF THE MINUTES OF THE JULY 8, 2013 MEETING
2. ITEM: VISITORS
3. ITEM: TO HEAR A REQUEST BY JIM NILES, ON LEGACY LAKES TO REZONE TRACT 1 FROM A R1 PUD (SINGLE FAMILY RESIDENTIAL DISTRICT) TO A R2 PUD (COMBINED RESIDENTIAL DISTRICT) AND TRACT 2 FROM A R1 PUD (SINGLE FAMILY RESIDENTIAL DISTRICT) TO A C3 PUD (RESTRICTED COMMERCIAL DISTRICT) LOCATED AT TRACT 1 (PHASE 2)
THE PLAT OF LEGACY LAKES PHASE II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING FURTHER DESCRIBED AS FOLLOWS: A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST, I.M., CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SECTION 28, T-12-N, R-5-W; THENCE N89°52'14" W ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 333.43 FEET; THENCE S00°13'28" W A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF COMMON AREA LOT "A" IN THE RE-PLAT OF LEGACY LAKES PHASE I ADDITION AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMT AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING S00°13'28" W ALONG THE WEST LINE OF SAID COMMON AREA LOT "A" A DISTANCE OF 147.98 FEET; THENCE S18°27'13"E ALONG THE WEST LINE OF COMMON AREA LOT "A" A DISTANCE OF 84.53 FEET; THENCE S00°13'28"W ALONG THE WEST LINE OF SAID COMMON AREA "A" A DISTANCE OF

126.31 FEET; THENCE N89°46'32" W A DISTANCE OF 86.86 FEET; THENCE N75°40'20" W A DISTANCE OF 98.68 FEET; THENCE N38°09'53" W A DISTANCE OF 205.74 FEET; THENCE N27°54'22" W A DISTANCE OF 114.91 FEET; THENCE N00°07'46" E A DISTANCE OF 67.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE; THENCE S89°52'14" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 337.54 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 2.22 ACRES, MORE OR LESS.

AND

TRACT 2 (PHASE 3)

A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SECTION 28, T-12-N, R-5-W, I.M.; THENCE NORTH 89°52'14" WEST ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 670.97 FEET; THENCE SOUTH 00°13'28" WEST A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF COMMON AREA "B" IN LEGACY LAKES PHASE II AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID COMMON AREA "B" FOR THE NEXT 5 CALLS:

1. SOUTH 00°07'46" WEST A DISTANCE OF 67.17 FEET;
2. SOUTH 27°54'22" EAST A DISTANCE OF 114.91 FEET;
3. SOUTH 38°09'53" EAST A DISTANCE OF 205.74 FEET;
4. SOUTH 75°40'20" EAST A DISTANCE OF 98.68 FEET;
5. SOUTH 89°46'32" EAST A DISTANCE OF 86.86 FEET TO A POINT ON THE WEST LINE OF COMMON AREA "A" IN LEGACY LAKES PHASE I;

THENCE ALONG THE WESTERLY LINE OF SAID COMMON AREA "A" FOR THE NEXT 3 CALLS:

1. SOUTH 00°13'28" WEST A DISTANCE OF 93.73 FEET;
2. SOUTH 16°00'07" WEST A DISTANCE OF 159.28 FEET;
3. SOUTH 00°13'28" WEST A DISTANCE OF 136.76 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 2, IN SAID LEGACY LAKES PHASE I

THENCE NORTH 89°46'32" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 72.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY #4; THENCE NORTH 42°29'50" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY #4 A DISTANCE OF 1002.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE; THENCE SOUTH 89°52'14" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VANDAMENT AVENUE A DISTANCE OF 431.80 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 5.18 ACRES, MORE OR LESS

4. ITEM: TO HEAR A REQUEST BY JIM NILES, ON LEGACY LAKES TO REVISE THE DESIGN STATEMENT FOR THE PLANNED UNIT DEVELOPMENT FROM R1 PUD (SINGLE FAMILY RESIDENTIAL DISTRICT) TO A R2 PUD (COMBINED RESIDENTIAL DISTRICT) AND FROM A R1 PUD (SINGLE FAMILY RESIDENTIAL DISTRICT) TO A C3 PUD (RESTRICTED COMMERCIAL DISTRICT) LOCATED AT THE PLAT OF LEGACY LAKES PHASE 1, ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF LESS AND EXCEPT LOT 1, BLOCK 2.

TRACT 1 (PHASE 2)

THE PLAT OF LEGACY LAKES PHASE II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING FURTHER DESCRIBED AS FOLLOWS: A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE

(12) NORTH, RANGE FIVE (5) WEST, I.M., CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SECTION 28, T-12-N, R-5-W; THENCE N89°52'14" W ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 333.43 FEET; THENCE S00°13'28" W A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF COMMON AREA LOT "A" IN THE RE-PLAT OF LEGACY LAKES PHASE I ADDITION AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING S00°13'28" W ALONG THE WEST LINE OF SAID COMMON AREA LOT "A" A DISTANCE OF 147.98 FEET; THENCE S18°27'13"E ALONG THE WEST LINE OF COMMON AREA LOT "A" A DISTANCE OF 84.53 FEET; THENCE S00°13'28"W ALONG THE WEST LINE OF SAID COMMON AREA "A" A DISTANCE OF 126.31 FEET; THENCE N89°46'32" W A DISTANCE OF 86.86 FEET; THENCE N75°40'20" W A DISTANCE OF 98.68 FEET; THENCE N38°09'53" W A DISTANCE OF 205.74 FEET; THENCE N27°54'22" W A DISTANCE OF 114.91 FEET; THENCE N00°07'46" E A DISTANCE OF 67.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE; THENCE S89°52'14" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 337.54 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 2.22 ACRES, MORE OR LESS.

AND

TRACT 2 (PHASE 3)

A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SECTION 28, T-12-N, R-5-W, I.M.; THENCE NORTH 89°52'14" WEST ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 670.97 FEET; THENCE SOUTH 00°13'28" WEST A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF COMMON AREA "B" IN LEGACY LAKES PHASE II AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID COMMON AREA "B" FOR THE NEXT 5 CALLS:

6. SOUTH 00°07'46" WEST A DISTANCE OF 67.17 FEET;
7. SOUTH 27°54'22" EAST A DISTANCE OF 114.91 FEET;
8. SOUTH 38°09'53" EAST A DISTANCE OF 205.74 FEET;
9. SOUTH 75°40'20" EAST A DISTANCE OF 98.68 FEET;
10. SOUTH 89°46'32" EAST A DISTANCE OF 86.86 FEET TO A POINT ON THE WEST LINE OF COMMON AREA "A" IN LEGACY LAKES PHASE I;

THENCE ALONG THE WESTERLY LINE OF SAID COMMON AREA "A" FOR THE NEXT 3 CALLS:

4. SOUTH 00°13'28" WEST A DISTANCE OF 93.73 FEET;
5. SOUTH 16°00'07" WEST A DISTANCE OF 159.28 FEET;
6. SOUTH 00°13'28" WEST A DISTANCE OF 136.76 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 2, IN SAID LEGACY LAKES PHASE I

THENCE NORTH 89°46'32" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 72.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY #4; THENCE NORTH 42°29'50" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY #4 A DISTANCE OF 1002.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE; THENCE SOUTH 89°52'14" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VANDAMENT AVENUE A DISTANCE OF 431.80 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 5.18 ACRES, MORE OR LESS

5. ITEM: TO HEAR A REQUEST BY JIM NILES, FOR A PRELIMINARY PLAT ON LEGACY LAKES. TRACT 2 (PHASE 3)

A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SECTION 28, T-12-N, R-5-W, I.M.; THENCE NORTH 89°52'14" WEST ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 670.97 FEET; THENCE SOUTH 00°13'28" WEST A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF COMMON AREA "B" IN LEGACY LAKES PHASE II AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID COMMON AREA "B" FOR THE NEXT 5 CALLS:

11. SOUTH 00°07'46" WEST A DISTANCE OF 67.17 FEET;
12. SOUTH 27°54'22" EAST A DISTANCE OF 114.91 FEET;
13. SOUTH 38°09'53" EAST A DISTANCE OF 205.74 FEET;
14. SOUTH 75°40'20" EAST A DISTANCE OF 98.68 FEET;
15. SOUTH 89°46'32" EAST A DISTANCE OF 86.86 FEET TO A POINT ON THE WEST LINE OF COMMON AREA "A" IN LEGACY LAKES PHASE I;

THENCE ALONG THE WESTERLY LINE OF SAID COMMON AREA "A" FOR THE NEXT 3 CALLS:

7. SOUTH 00°13'28" WEST A DISTANCE OF 93.73 FEET;
8. SOUTH 16°00'07" WEST A DISTANCE OF 159.28 FEET;
9. SOUTH 00°13'28" WEST A DISTANCE OF 136.76 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 2, IN SAID LEGACY LAKES PHASE I

THENCE NORTH 89°46'32" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 72.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY #4; THENCE NORTH 42°29'50" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY #4 A DISTANCE OF 1002.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE; THENCE SOUTH 89°52'14" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VANDAMENT AVENUE A DISTANCE OF 431.80 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 5.18 ACRES, MORE OR LESS

6. ITEM: NEW BUSINESS

7. ITEM: OPEN DISCUSSION

8. ITEM: ADJOURNMENT – NEXT MEETING SEPTEMBER 9, 2013